

## **BOARD OF ZONING APPEALS AGENDA MAY 16, 2018**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **May 16, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

### ***Matters Presented By Board Members***

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#### ***Administrative Items***

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##### **Staff/Action**

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| S.C. Williams<br><i>Admin.</i><br><i>Moved to</i><br><i>6/27/18 at</i><br><i>appl. req.</i> | SWEET LEAF, INC., A 2015-DR-027 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant, which is a fast food establishment, is occupying premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-028.) ( <i>Admin. moved from 1/13/16, 7/13/16, 4/12/17, 7/19/17, 11/29/17, and 3/7/18 at appl. req.</i> )                            |
| S.C. Williams<br><i>Admin.</i><br><i>Moved to</i><br><i>6/27/18 at</i><br><i>appl. req.</i> | JULIANO PROPERTIES, INC., A 2015-DR-028 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of the rescission and reissuance of a determination that the appellant is allowing a tenant, which is a fast food establishment, to occupy premises with Non-Residential Use Permit #90890071 that was issued for a retail sales establishment, on property in the C-6, SC, and CRD Districts in violation of Zoning Ordinance provisions. Located at 1359 Chain Bridge Rd., McLean, 22101, on approx. 7,323 sq. ft. of land +zoned C-6, SC, and CRD. Dranesville District. Tax Map 30-2 ((12)) 4E1. (Concurrent with A 2015-DR-027). ( <i>Admin. moved from 1/13/16, 7/13/16, 4/12/17, 7/19/17, 11/29/17, and 3/7/18 at appl. req.</i> ) |
| M. Mertz<br><i>Admin.</i><br><i>Moved to</i><br><i>8/1/18 at</i><br><i>appl. req.</i>       | PINEWOOD LAKE HOMEOWNERS ASSOCIATION, A 2017-LE-011 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is allowing a junk yard and a storage yard, which are not permitted uses, and outdoor storage in excess of the amount permitted on property in the R-8 District in violation of Zoning Ordinance provisions. Located on a portion of Tax Map 101-1 ((6)) K1 & Y1 at the terminus of Saint Anne's Court, Alexandria, 22309 on approx. 1.235 acres of land zoned R-8. Lee District. ( <i>Admin. moved from 9/27/17, 12/6/17, and 3/14/18 at appl. req.</i> )   |

### Public Hearings

- H. Eddy  
Decision  
Indefinitely  
Deferred at  
appl. req.
- SRINIVAS AKELLA AND KRISNA N. KIDAMBI, SP 2018-HM-006 Appl. under Sects. 8-914 and 8-923 of the Zoning Ordinance to permit a fence greater than 4.0 ft. in height to remain in a front yard and a reduction in minimum yard requirements based on errors in building locations to permit 1.) an accessory structure to remain 5.3 ft. from a rear lot line and 7.7 ft. from a side lot line, 2.) an accessory structure (screening panel) to remain 2.1 ft. from a rear lot line and 0.0 ft. from a side lot line, and 3.) a deck to remain 0.0 ft. from side lot line and 4.0 ft. from a rear lot line. Located at 2723 Robaleed Way, Oak Hill, 20171 on approx. 10,530 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 25-4 ((21)) 1. (Concurrent with VC 2018-HM-001). (*Decision deferred from 4/18/18.*)
- H. Eddy  
Decision  
Indefinitely  
Deferred at  
appl. req.
- SRINIVAS AKELLA AND KRISNA N. KIDAMBI, VC 2018-HM-001 Appl. under Sects. 10-103, 10-104 and 18-401 of the Zoning Ordinance to permit accessory structures (slate patio and fire pit) and an accessory storage structure to remain in the front yard on a lot containing 36,000 sq. ft. or less and rear yard coverage exceeding 30 percent. Located at 2723 Robaleed Way, Oak Hill, 20171 on approx. 10,530 sq. ft. of land zoned R-3. Hunter Mill District. Tax Map 25-4 ((21)) 1. (Concurrent with SP 2018-HM-006). (*Decision deferred from 4/18/18.*)
- 9:00 A.M.  
E. Estes  
Approved
- KATHLEEN A. KAPATOS, SP 2018-DR-017 Appl. under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitation on the keeping of animals (dogs). Located at 1945 Hileman Rd., Falls Church, 22043 on approx. 10,010 sq. ft. of land zoned R-4. Dranesville District. Tax Map 40-1 ((12)) 61.
- 9:00 A.M.  
H. Eddy  
Approved
- JOY WILDER AND ANDREW WILDER, SP 2018-LE-016 Appl. under Sects. 3-303 and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 5908 Bond Ct., Alexandria, 22315 on approx. 8,738 sq. ft. of land zoned R-3 (Cluster). Lee District. Tax Map 100-2 ((2)) 558.
- 9:00 A.M.  
H. Eddy  
Approved
- WILLIAM AARON PRATT, SP 2017-MA-120 Appl. under Sects. 8-914 and 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (chickens) and a reduction in minimum yard requirements based on an error in building location to permit an addition to remain 9.9 ft. and deck (at grade patio) to remain 3.9 ft. from a side lot line and an accessory storage structure to remain 7.9 ft. from the rear lot line. Located at 3128 Valley Ln., Falls Church, 22044 on approx. 12,804 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 241. (*Admin. moved from 3/21/18 due to inclement weather.*)
- 9:00 A.M.  
K. McMahan  
Approved
- MARK AND CHRISTINA CUTLIP, SP 2018-SU-018 Appl. under Sect. 8-913 of the Zoning Ordinance to permit modification to the minimum yard requirements for certain R-C lots to permit construction of an addition 16.5 ft. from a side lot line. Located at 15122 Stillfield Pl., Centreville, 20120 on approx. 13,353 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-4 ((8)) 521.

9:00 A.M. TRUSTEES OF ST. JOHN'S EPISCOPAL CHURCH, SPA 85-S-053-05 Appl. under  
Sects. 3-103 and 8-301 of the Zoning Ordinance to amend SP 85-S-053 previously  
K. McMahan approved for a church with an adult day care to permit modification of development  
Approved conditions to allow a child care center, nursery school, and/or a private school of special  
and general education in addition to the previously approved uses; and a change in  
permittee. Located at 5649 Mount Gilead Rd., Centreville, 20120 on approx. 4.43 ac. of  
land zoned R-1, WS, HC and HD. Sully District. Tax Map 54-4 ((1)) 24B and 25A.

**JOHN F. RIBBLE III, CHAIRMAN**